

# \$449,900 - 13 Ross Place, Crossfield

MLS® #A2262298

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.09 Acres

NONE, Crossfield, Alberta

Welcome to this stunning 3-bedroom, 2.5-bath home perfectly situated on a peaceful cul-de-sac – the ideal setting for family living. Featuring an open and inviting floor plan, this home offers comfort, style, and practicality throughout.

Step inside to find rich hardwood floors, updated lighting, and a bright, modern kitchen complete with newer STAINLESS STEEL appliances and plenty of workspace. The spacious living area is warm and welcoming with a cozy gas fireplace, perfect for relaxing evenings.

Upstairs, you™ll find three generous bedrooms, including a comfortable primary suite with ample closet space and UPSTAIRS LAUNDRY. The fully finished basement adds even more versatility – an ideal large rec room is perfect for a home gym, theatre or kids area.

Outside, enjoy a beautifully landscaped yard with RV parking, an oversized double detached garage, and plenty of room for outdoor entertaining.

Located close to schools, parks, and shopping, this home truly has it all – modern updates, great layout, and an unbeatable location.

? Don™t miss your chance to call this one



home!

Built in 1999

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262298               |
| Price          | \$449,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,362                  |
| Acres          | 0.09                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Ross Place     |
| Subdivision | NONE              |
| City        | Crossfield        |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 0S0           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Detached, RV Gated |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Family Room, Gas, Mantle |
| Has Basement    | Yes                      |
| Basement        | Full                     |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt/Gravel                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 26                |
| Zoning         | R-2               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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